

Doc. #4544

MEMORANDUM

January 24, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	5	1	2	1
Major new housing or rehabilitation		2		
Residential (building expansions, subdivisions, etc.)	1	1	1	
Parking; gas stations; repair garages		2		
Industrial; chemical storage				
Institutional				
Commercial; office; business	3		1	
Hotels; restaurants				
Signs				

We recommend approval of five residential conversions:

1. Z-7418-7421. 70-72A Franklin Street, Allston. Erect four one-family townhouse structures. Mixed residential-commercial area. Townhouse design will provide needed open space. Off-street parking supplied. Design review proviso.
2. Z-7414. 21 Woodward Avenue, Roxbury. Legalize three-family dwelling. Occupancy has existed several years. Property will be rehabilitated under City of Boston's Deferred Loan Program.
3. Z-7430. 40 Pond Street, Jamaica Plain. Change occupancy from one to two family dwelling. Occupancy consistent with two family residential neighborhood. Design review proviso.
4. Z-7436-7441. 444A-462 Geneva Avenue, 1 Josephine Street, 1396-1400 Dorchester Avenue, 36-40 Leroy Street, Dorchester. Combine buildings for 15 and 9 apartment and change occupancy from four to five apartments. Development is part of Boston Housing Partnership's rehabilitation program and addresses a critical need for low and moderate income housing in the area. Design review proviso.

5. Z-7456. 69-71 Westland Avenue, Boston. Change occupancy from 18 to 20 apartments. Rehabilitation of deteriorated building under Boston Housing Partnership. Low cost housing program will provide affordable residential units in this neighborhood.

We recommend approval of one restaurant-hotel case:

1. Z-7432. 2-20 Tremont Street, Brighton. Specifically this appeal concerns installation of new Chinese food take out restaurant at #14. Compatible with Oak Square commercial area. Proviso terminating operation at midnight.

We recommend denial of five cases:

1. Z-7411. 2 Michelangelo Street, Brighton. Proposed one story addition to rear of apartment structure would eliminate existing open space in a very densely populated area.
2. Z-7412. Change occupancy from warehouse and sales to 22 apartments, accessory parking and erect four story addition. Proposal is excessive. Size of structure would be doubled by addition. Sensitive location apparent to Copps Hill and opposite North End playground.
3. Z-7372. 60 Broadlawn Park, West Roxbury. Erect eight story 39 unit apartment structure. Development has created major concerns: subsoil conditions; drainage easements; parking along easement; density; emergency vehicle access; parking, maneuvering, circulation problems.
4. Z-7454. 6 Glenville Terrace, Brighton. Change occupancy from clothing manufacturing, storage, office to repair garage and auto body shop. Existing repair garage abuts this property. Proposal on a congested street with no off-street parking is undesirable, inappropriate and would seriously affect NDEA revitalization program for Harvard Avenue.
5. Z-7444-45. 26-30 Highfield Road, Roslindale. Subdivide, erect one family dwelling, change occupancy from two to three family dwelling. No objection to subdivision and one family. However, proposed conversion would have adverse affect on predominant one and two family neighborhood and create unwanted precedent.

We recommend denial without prejudice in four cases:

1. Z-7413. 59 Brainfield Road, Allston. Change occupancy from parking garage, storage, motor vehicle repairs to these uses and auto body repairs which is existing. Hours of operation, oil leakages in storm drains, building maintenance and on-street parking problems are concerns that appellant must resolve with neighbors and civic association.
2. Z-7433. 652 Massachusetts Avenue, Boston. Erect dormer addition to three unit apartment structures. Although constructed by previous owner, petitioner should review proposal with Authority design staff and South End Historical Society for compatibility with neighborhood and Landmark guidelines.

3. Z-7442. 69 Coolidge Road, Allston. Change occupancy from two to three family dwelling. Neighborhood seriously congested with automobiles. Additional units must be accompanied by off-street parking.
4. Z-7446. 15(R) Orange Street, Roslindale. Change occupancy from stable to one family dwelling. Appellant must resolve parking, fencing, lighting, landscaping concerns with abutters.

We recommend approval of one residential building expansion case:

1. Z-7422. 11 Belle Avenue, West Roxbury. Rear porch of one family dwelling will be enlarged and enclosed for family room. Design review proviso.

We recommend approval of three commercial, office, business cases:

1. Z-7417. 695 Atlantic Avenue and 215 Essex Street, Boston. Construction of internal elevator and service area in former Hotel Essex structure. Rehabilitation for office-retail use will enhance the general South Station area. Design review proviso.
2. Z-7410. 250 Dorchester Avenue, South Boston. Additional space for automotive parts sales structure. Manufacturing district. No response. Design review proviso.
3. Z-7459-7460. 416-420 West Broadway, South Boston. Renovation of former West Broadway theatre together with former furniture store for office-retail uses. Development will enhance West Broadway and benefit community which indicates support. Design review proviso.

We recommend deferral of one residential conversion case:

1. Z-7435. 17 Joy Street, Boston. Change occupancy from two to five family dwelling. Neighborhood has requested deferral of hearing until it has opportunity to discuss proposal with appellant.

BOARD OF APPEAL REFERRALS

January 24, 1985

		<u>Hearing</u>	
1.	Z-7372	2/5/85	Parkview Realty Trust 60 Broadlawn Park, West Roxbury
2.	Z-7410	1/29/85	William F. Barron 250 Dorchester Avenue, South Boston
3.	Z-7411	2/5/85	Michelangelo Street Realty Trust 2 Michelangelo Street, Boston
4.	Z-7412	1/29/85	Vincent S. Gandolfo 498-506 Commercial Street, Boston
5.	Z-7413	1/29/85	59 Brainerd Road Trust 59 Brainerd Road, Allston
6.	Z-7414	1/29/85	Francesca De Pina 21 Woodward Avenue, Roxbury
7.	Z-7417	1/29/85	BPK Associates 695 Atlantic Avenue and 215 Essex Street, Boston
8.	Z-7418-7421	2/5/85	Nathan Jacobson 70-72A Franklin Street, Allston
9.	Z-7422	2/5/85	Richard J. Flynn 11 Belle Avenue, West Roxbury
10.	Z-7430	2/5/85	James H., Jr., and Susan G. Warram 40 Pond Street, Jamaica Plain
11.	Z-7432	1/29/85	George Marangos 2-20 Tremont Street, Brighton
12.	Z-7433	2/5/85	Stephen Greene 652 Massachusetts Avenue, Boston
13.	Z-7434	2/5/85	Michael K. H. Kung 6 Glenville Terrace, Brighton
14.	Z-7435	2/5/85	Nadia Williams 17 Joy Street, Boston
15.	Z-7436-7441	1/29/85	Fields Corner Community Development Corporation 444A-462 Geneva Avenue, 1 Josephine Street, 1396-1400 Dorchester Avenue, 36-40 Leroy Street, Dorchester
16.	Z-7442	2/5/85	James A. Georges 69 Coolidge Road, Allston
17.	Z-7444-7445	2/5/85	Gerard McCarthy 26-30 Highfield Road, Roslindale
18.	Z-7446	2/5/85	Edward Coan 15r Orange Street, Roslindale
19.	Z-7455	1/29/85	71 Westland Limited Partnership 69-71 Westland Avenue, Boston
20.	Z-7459-7460	2/5/85	Kanieff Enterprises, Inc. 416-420 West Broadway, South Boston
*21.	Z-7179-7185	1/29/85 (rediscus- sion)	Victoria Heights Road Trust Robert Galvin, Trustee 1-214 Victoria Heights Road, Hyde Park

*Not included in advance distribution

MEMORANDUM

January 24, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/5/85

Z-7372
Parkview Realty Trust
60 Broadlawn Park
West Roxbury

Existing
at site: 29,491 square feet of land

Purpose of
petition: Erect eight-story 39-unit apartment structure.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Multifamily dwelling is forbidden in two-family district.

Violation(s):

Multifamily dwelling is forbidden use.

Parking not allowed within five feet of side lot line.

Lot area, width, frontage, open space, and front, rear, and side yards are insufficient.

Floor area ratio and height of building are excessive.

Site is adjacent to Brookline-Newton lines and is in close proximity to the Leatherbee Memorial Woods and marshland operated by Boston Natural Areas Fund, Inc. Development has created major concerns: subsoil conditions; drainage easement across two sides of property; parking along easement; density; emergency vehicle access; parking, maneuvering, circulation problems. Abutters opposed. Recommend denial.

VOTED: In reference to petition Z-7372, Parkview Realty Trust, 60 Broadlawn Park, West Roxbury, for a forbidden use and eleven variances to erect eight-story 39-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Site is adjacent to Brookline-Newton lines and in close proximity to Leatherbee Memorial Woods, a marshland operated by the Boston Natural Areas Fund, Inc. Development has created major concerns: subsoil conditions; drainage easement across two sides of property; parking along easement; density; emergency vehicle access; parking, maneuvering, circulation problems. Abutters are opposed.

BRYON RD NEWTON

BROAD

5 STB

UNION TOWN

Z-7372

60 BROADLAWN PARK WEST ROXBURY

86A

90

182
180
178
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Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7410
William F. Barron
250 Dorchester Avenue
South Boston

Existing
at site: One-story structure

Purpose of
petition: Erect one-story addition.

District(s) Site is in manufacturing (M-1) district.
and Uses(s): Sales and repair of automotive parts are allowed in manufacturing district.

Violation(s):

Front and rear yards are insufficient.

Addition providing needed space will not exceed maximum allowed floor area ratio. Sales of automotive parts is consistent with commercial uses in the manufacturing district. Off-street parking is supplied. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7410, William F. Barron, 250 Dorchester Avenue, South Boston, for two variances to erect a one-story addition to an automotive structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition providing needed space will not exceed allowed floor area ratio. Sales of automotive parts is consistent with commercial uses in manufacturing area. Off-street parking is provided.

Z-7410 250 DORCHESTER AVE. SOUTH BOSTON



Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7411
Michelangelo Street Realty Trust
2 Michelangelo Street
Boston

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from four to five apartments; erect one-story
addition.

District(s) Site is in apartment multifamily (H-3) district.
and Uses(s): Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and rear yard are insufficient.

Proposed one-story addition to rear of structure would eliminate existing
open space in a very densely populated area. Recommend denial.

VOTED: In reference to petition Z-7411, Michelangelo Street
Realty Trust, 2 Michelangelo Street, Boston, for a
forbidden use and three variances for change of
occupancy from four to five apartments and erect
one-story addition in an apartment (H-3) district,
the Boston Redevelopment Authority recommends
denial. Proposed one-story addition to rear of
structure would eliminate existing open space in a
very densely populated area.



Z-7411

2 MICHELANGELO ST. BOSTON

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7412
Vincent S. Gandolfo
498-506 Commercial Street
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from warehouse and sales of wholesale provisions
to 22 apartments and accessory parking; erect four-story addition.

District(s) Site is in apartment multifamily (H-3) district.
and Uses(s): Apartments are allowed use in this district.

Violation(s):

Floor area ratio is excessive.

Open space, front and rear yards, front and rear setback of
parapet, and off-street parking are insufficient.

Proposal is excessive. Addition would double size of existing structure.
Sensitive location, adjacent to Copps Hill and opposite North End playground.
No evidence submitted by petitioner to justify granting of variances.
Recommend denial.

VOTED: In reference to petition Z-7412, Vincent J. Gandolfo,
498-506 Commercial Street, Boston, for six variances
for change of occupancy from warehouse and sales of
wholesale provisions to 22 apartments and accessory
parking and erect four-story addition in an apartment
(H-3) district, the Boston Redevelopment Authority
recommends denial. Proposal is excessive. Addition
would double size of existing structure. Sensitive
location, adjacent to Copps Hill and opposite North
End playground. No evidence submitted by petitioner
to justify granting of the variances. Addition would
be detrimental to the character of this residential
neighborhood and be in conflict with planning goals
for the North End.



Z-7412

498-506 COMMERCIAL ST. BOSTON

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7413
59 Brainerd Road Trust
59 Brainerd Road
Allston

Existing
at site: One-story structure

Purpose of
petition: Change occupancy from parking garage, storage, and motor vehicle
repairs to same uses and auto body repairs.

District(s)
and Uses(s): Site is in general business (B-1) district.
Parking is allowed use, auto repairs existing conditional use, and
auto body repair conditional use, in general business district.

Violation(s):

Auto body repair shop is conditional use.

Auto body repair shop is existing. Brainerd Road Action Committee has expressed following concerns: hours of operation, maintenance of building, oil leakage in storm drains, on-street parking problems. Appellant must resolve these conditions with neighbors and civic association. Recommend denial without prejudice.

VOTED: In reference to petition Z-7413, 59 Brainerd Road Trust, 59 Brainerd Road, Allston, for a conditional use for change of occupancy from parking garage, storage, and motor vehicle repairs to same and auto body shop in a general business (B-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Auto body repair shop is existing. Brainerd Road Action Committee has expressed following concerns: hours of operation, maintenance of building, oil leakage in storm drains, on-street parking problems. Appellant must resolve these conditions with neighbors and civic association.



Z-7413 59 BRAINERD RD. ALLSTON

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7414
Francesca De Pina
21 Woodward Avenue
Roxbury

Existing
at site: 3½-story structure

Purpose of
petition: Legalize existing three-family dwelling.

District(s) Site is in apartment multifamily (H-1) district.
and Uses(s): Converted dwelling is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Three-family dwelling has existed for several years. Property will be rehabilitated under City of Boston's deferred loan program. Recommend approval.

VOTED: In reference to petition Z-7414, Francesca De Pina, 21 Woodward Avenue, Roxbury, for a forbidden use and a variance to legalize existing three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancy. Three-family dwelling has existed for several years and is compatible with residential neighborhood. Property will be rehabilitated under City of Boston's deferred loan program.



Z-7414

21 WOODWARD AVE.

ROXBURY

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7417
BPK Associates
695 Atlantic Avenue and 215 Essex Street
Boston

Existing
at site: 10-story structure - Hotel Essex

Purpose of
petition: Interior renovations.

District(s) District is in manufacturing (M-8) district.
and Uses(s): Hotel is legal nonconforming use, offices and stores are allowed
uses, in M-8 district.

Violation(s):

Floor area ratio is excessive.

Essentially, it is proposed to construct an interior elevator and service core in an existing air shaft in rear of former Hotel Essex structure and perform miscellaneous masonry work. Rehabilitation of the building, which is presently in a state of disrepair, will enhance the South Station general area. Recommend approval with proviso.

VOTED: In reference to petition Z-7417, BPK Associates, 695 Atlantic Avenue and 215 Essex Street, Boston, for a variance to renovate interior of hotel-office-retail structure in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval only with the following proviso: that plans for service core and treatment of the western facade be submitted to the Authority for design review approval. Rehabilitation of the former Hotel Essex building, which is presently in a state of disrepair, will enhance South Station general area.

215 ESSEX ST. BOSTON



Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7418-7421
Nathan Jacobson
70-72A Franklin Street
Allston

Existing
at site: 7875 square feet of vacant land

Purpose of
petition: Erect four one-family townhouse structures

District(s) Site is in residential three-family (R-.8) district.
and Uses(s): One-family dwellings are allowed uses in three-family district.

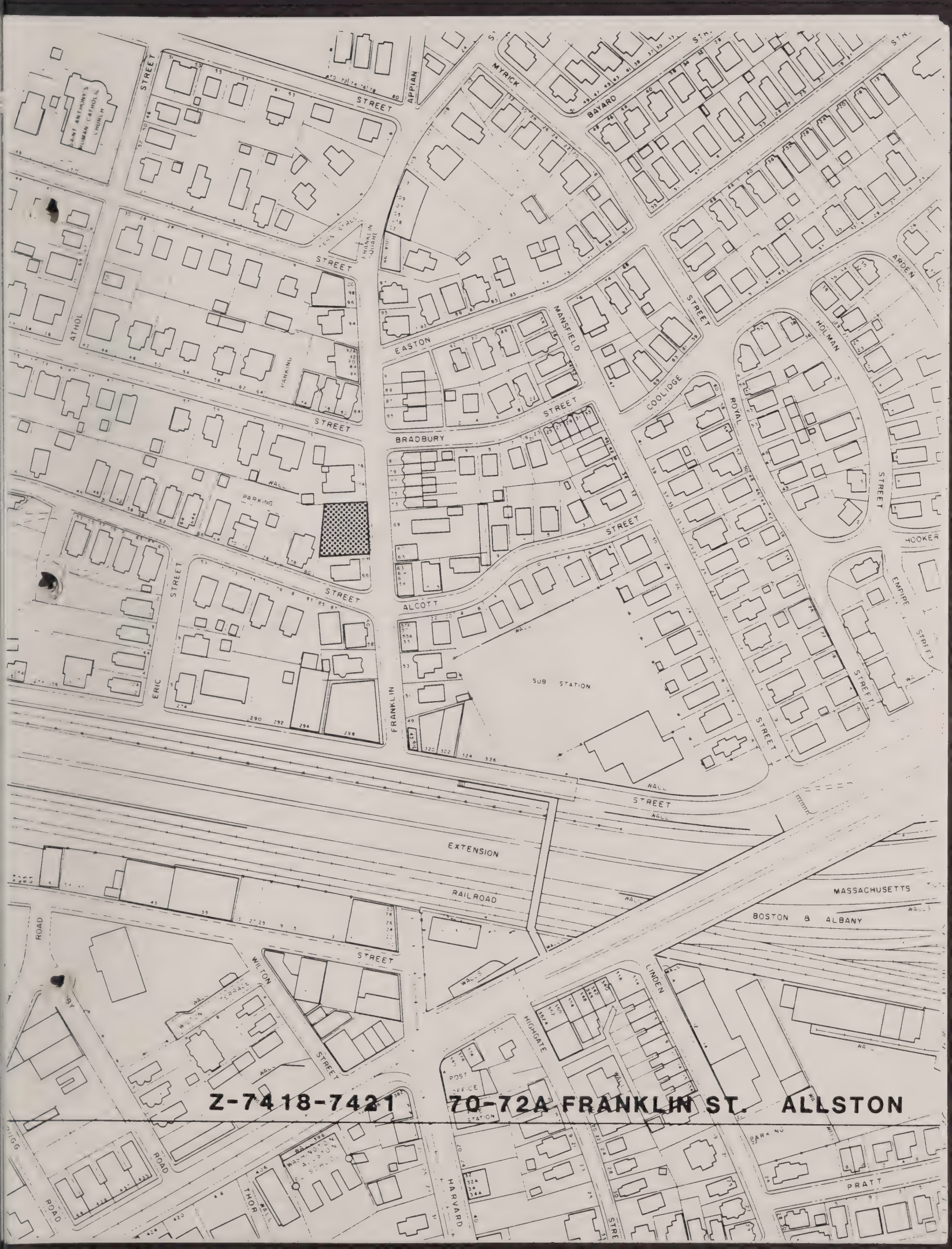
Violation(s):

Parking not allowed within required front yard nor within
five feet of side lot line.

Lot area, open space, and side and rear yards are insufficient.

Area is mixed residential-commercial. Townhouse design will provide needed
open space. Off-street parking will be supplied. Recommend approval with
proviso.

VOTED: In reference to petitions Z-7418-7421, Nathan Jacobson,
70-72A Franklin Street, Allston, for twenty-four variances
to erect four one-family townhouse structures in a resi-
dential (R-.8) district, the Boston Redevelopment Authority
recommends approval with the following proviso: that plans,
inclusive of off-street parking, maneuvering, and circula-
tion, be submitted to the Authority for design review
approval. Area is mixed residential-commercial. Townhouse
design will provide needed open space.



Z-7418-7421

70-72A FRANKLIN ST.

ALLSTON

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7422
Richard J. Flynn
11 Belle Avenue
West Roxbury

Existing
at site: 2½-story structure

Purpose of
petition: Erect one-story addition to rear porch of one-family dwelling.

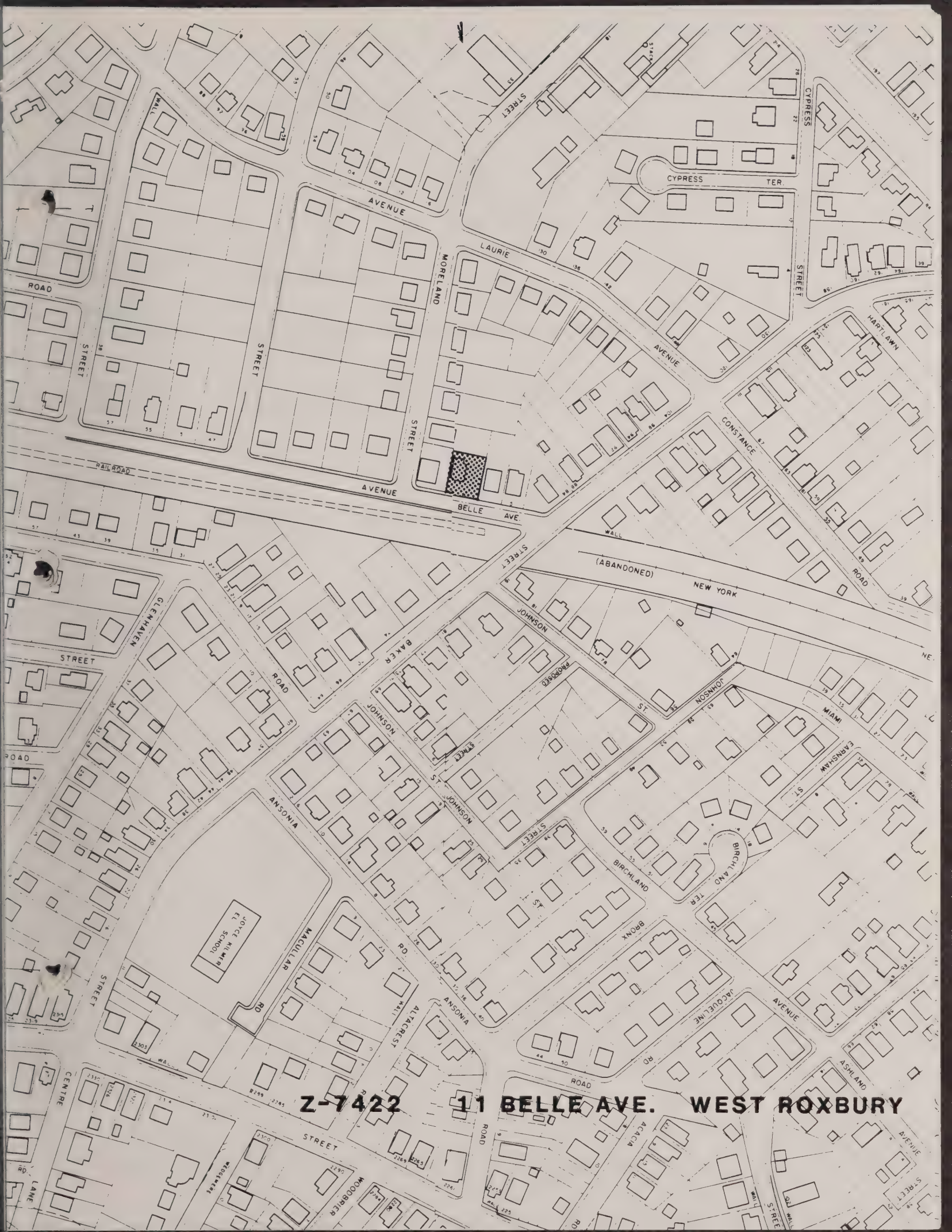
District(s) Site is in single-family (S-.5) district.
and Uses(s): One-family dwelling is allowed use in this district.

Violation(s):

Rear yard is insufficient.

Enlarge and enclose existing rear porch for use as family room. No response
from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7422, Richard J. Flynn,
11 Belle Avenue, West Roxbury, for a variance to
erect one-story addition to rear porch of one-family
dwelling in a single-family (S-.5) district, the
Boston Redevelopment Authority recommends approval
with the following proviso: that plans be submitted
to the Authority for design review approval. Rear
porch in need of repair will be enlarged and enclosed
for family room.



Z-7422

11 BELLE AVE.

WEST ROXBURY

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7430

James H., Jr., and Susan G. Warram
40 Pond Street
Jamaica Plain

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from one- to two-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Two-family dwelling is allowed use in this district.

Violation(s):

Height of building is excessive.

Proposed conversion is consistent with two-family residential neighborhood.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7430, James H., Jr., and Susan Warram, 40 Pond Street, Jamaica Plain, for a variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Occupancy proposed is consistent with two-family residential neighborhood.



Z-7430 40 POND ST. JAMAICA PLAIN

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7432
George Marangos
2-20 Tremont Street
Brighton

Existing
at site: One-story structure

Purpose of
petition: Change occupancy from three stores, catering, newspaper distribution office, and janitorial service to same uses and restaurant, take-out restaurant, and beauty salon.

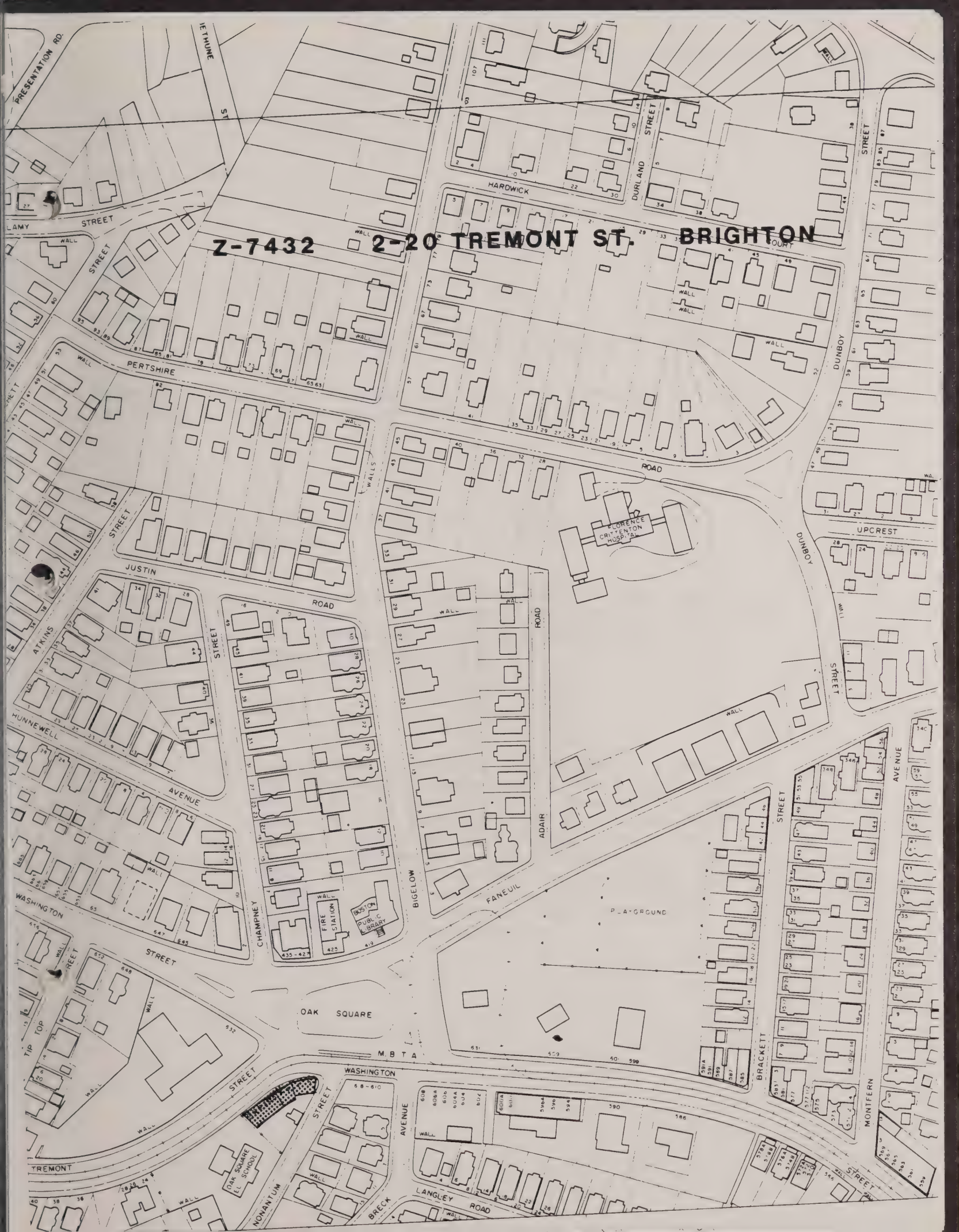
District(s)
and Uses(s): Site is in local business (L-.5) district.
Stores, catering, restaurant, and beauty salon are allowed uses, distribution office is legal nonconforming use, take-out restaurant is conditional use, in local business district.

Violation(s):

Take-out restaurant is conditional use.

Specifically, this appeal concerns installation of a new Chinese food take-out restaurant at #14. Use is compatible with Oak Square commercial area. Neighbors support proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-7432, George Marangos, 2-20 Tremont Street, Brighton, for a conditional use for change of occupancy from three stores, catering, newspaper distribution office, and janitorial service to same uses and restaurant, take-out restaurant, and beauty salon in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that operation of Chinese food take-out restaurant terminate no later than midnight. Take-out restaurant is compatible with Oak Square commercial area.



Z-7432

2-20 TREMONT ST.

BRIGHTON

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7433
Stephen Greene
652 Massachusetts Avenue
Boston

Existing
at site: Three-story structure

Purpose of
petition: Erect dormer addition to three-unit apartment structure.

District(s) Site is in apartment (H-2) multifamily district.
and Uses(s): Three apartments are allowed use in this district.

Violation(s):

Dormer addition in restricted roof structure district in
conditional.

Although dormer was constructed by previous owner, petitioner should review
proposal with Authority design staff and South End Historical Society for
compatibility with neighborhood and Landmarks Commission guidelines.
Recommend denial without prejudice.

VOTED: In reference to petition Z-7433, Stephen Greene,
652 Massachusetts Avenue, Boston, for a conditional
use to erect dormer addition to three-unit apartment
structure in an apartment (H-2) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Although dormer was constructed by pre-
vious owner, petitioner should review proposal with
Authority design staff and South End Historical
Society for compatibility with neighborhood and
Landmarks Commission guidelines.



Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7434
Michael K. H. Kung
6 Glenville Terrace
Brighton

Existing
at site: One-story structure

Purpose of
petition: Change occupancy from clothing manufacturing, storage, and office
to repair garage and auto body shop.

District(s) Site is in general business (B-1) district.
and Uses(s): Clothing manufacturing and storage are legal nonconforming uses,
office is allowed use, repair garage and auto body shop are con-
ditional uses, in general business district.

Violation(s):

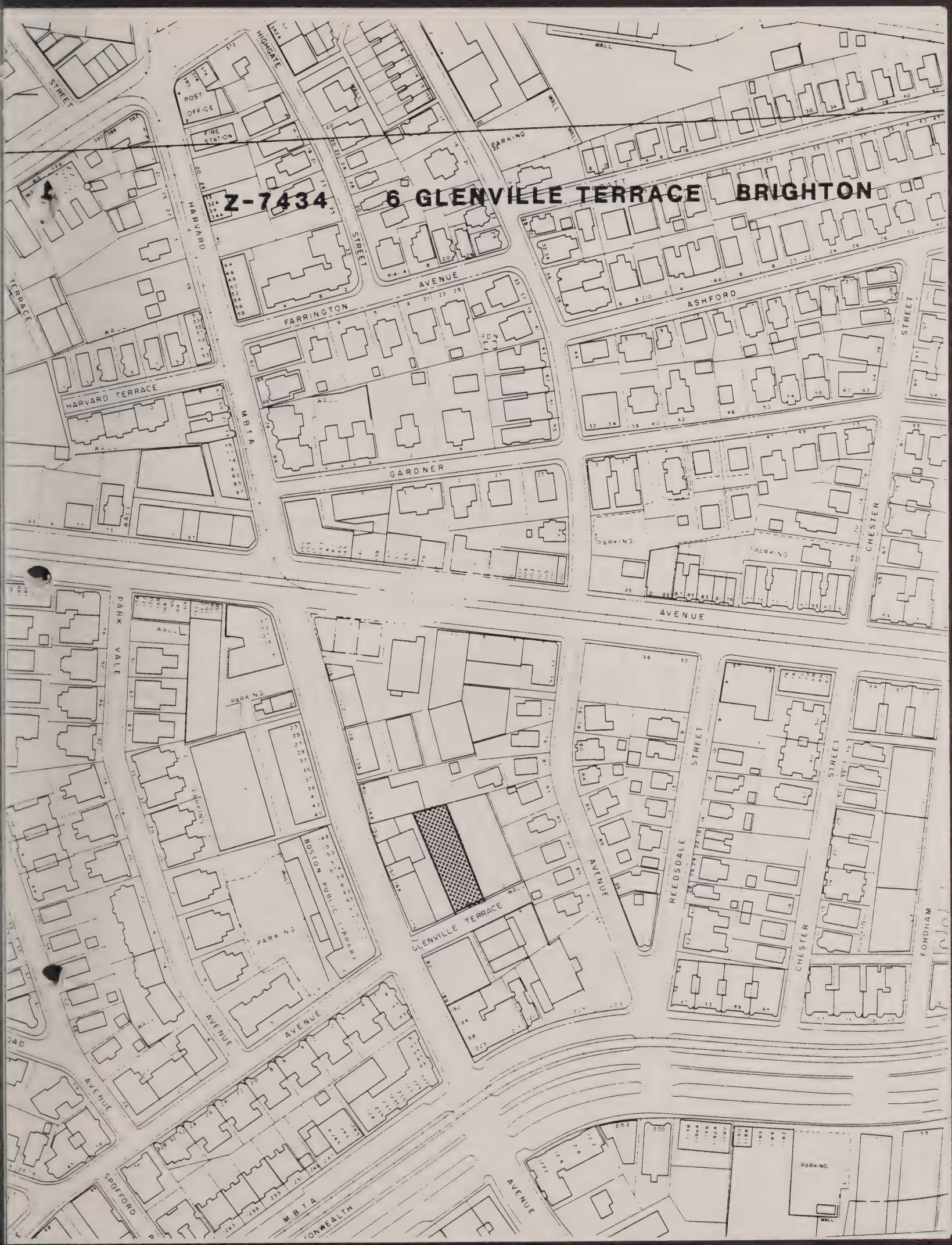
Change in nonconforming use.

Glenville Terrace is a small dead-end street off of Harvard Avenue. Existing repair garage abuts this property. Additional repair garage on a congested street with no off-street parking is undesirable and inappropriate and would have a serious impact on current NDEA revitalization program for Harvard Avenue. Recommend denial.

VOTED: In reference to petition Z-7434, Michael K. H. Kung, 6 Glenville Terrace, Brighton, for a change in nonconforming use for change of occupancy from clothing manufacturing, storage, and office to repair garage and auto body shop in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Glenville Terrace is a small dead-end street off of Harvard Avenue. Existing repair garage abuts this property. Additional repair garage on a congested street with no off-street parking is undesirable and inappropriate and would have a serious impact on current NDEA revitalization program for Harvard Avenue.

Z-7434

6 GLENVILLE TERRACE BRIGHTON



Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7435
Nadia Williams
17 Joy Street
BostonExisting
at site: 3 $\frac{1}{2}$ -story structurePurpose of
petition: Change occupancy from two- to five-family dwelling.District(s) Site is in apartment multifamily (H-2-65) district.
and Uses(s): Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

Neighborhood has requested that public hearing be deferred until it has opportunity to discuss proposal with appellant on February 6. Recommend hearing be deferred.

VOTED: In reference to petition Z-7435, Nadia Williams, 17 Joy Street, Boston, for a forbidden use and three variances for change of occupancy from two- to five-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends that hearing be deferred. Neighborhood has requested this until it has opportunity to discuss proposal with appellant on February 6.



Z-7435

17 JOY ST. BOSTON

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7436-7441

Fields Corner Community Development Corporation
 444A-462 Geneva Avenue, 1 Josephine Street,
 1396-1400 Dorchester Avenue, 36-40 Leroy Street
 Dorchester

Existing

at sites: Five three-story structures

Purpose of
petition:

Combine two buildings for 15 apartments; combine two buildings for
 9 apartments; change occupancy from four apartments and two stores
 to five apartments and store.

District(s)
and Uses(s):

Sites are in residential three-multifamily (R-.8) local business
 (L-.5), and general business (B-1) districts. Existing 22 apartments
 and lodgers are allowed, six stores are legal nonconforming uses;
 proposed conversions are forbidden and conditional.

Violation(s):

Dwelling converted for more families is forbidden.

Dwelling converted for more families which meets one half of
 lot area and open space requirements is conditional.

Appellant is a nonprofit community-based organization to provide low- and
 moderate-income housing. This development is part of the Boston Housing
 Partnership's rehabilitation program and addresses a critical need in the
 area. Abutter and residents indicate strong support. Recommend approval
 with proviso.

VOTED: In reference to petitions Z-7436-7441, Fields Corner Community
 Development Corporation, 444A-462 Geneva Avenue, 1 Josephine
 Street, 1396-1400 Dorchester Avenue, and 36-40 Leroy Street,
 Dorchester, for three forbidden uses, two conditional uses,
 and ten variances to combine two buildings for 15 apartments,
 combine two buildings for 9 apartments, and change occupancy
 from 4 apartments and 2 stores to 5 apartments and store in
 residential (R-.8), local business (L-.5) and general business
 (B-1) districts, the Boston Redevelopment Authority recommends
 approval with the following proviso: that plans be submitted
 to the Authority for design review approval. Appellant is a
 nonprofit community-based organization to provide low- and
 moderate-income housing. This development is part of the
 Boston Housing Partnership's rehabilitation program and
 addresses a critical need in the area. Abutter and residents
 indicate strong support.

Z-7436-7441

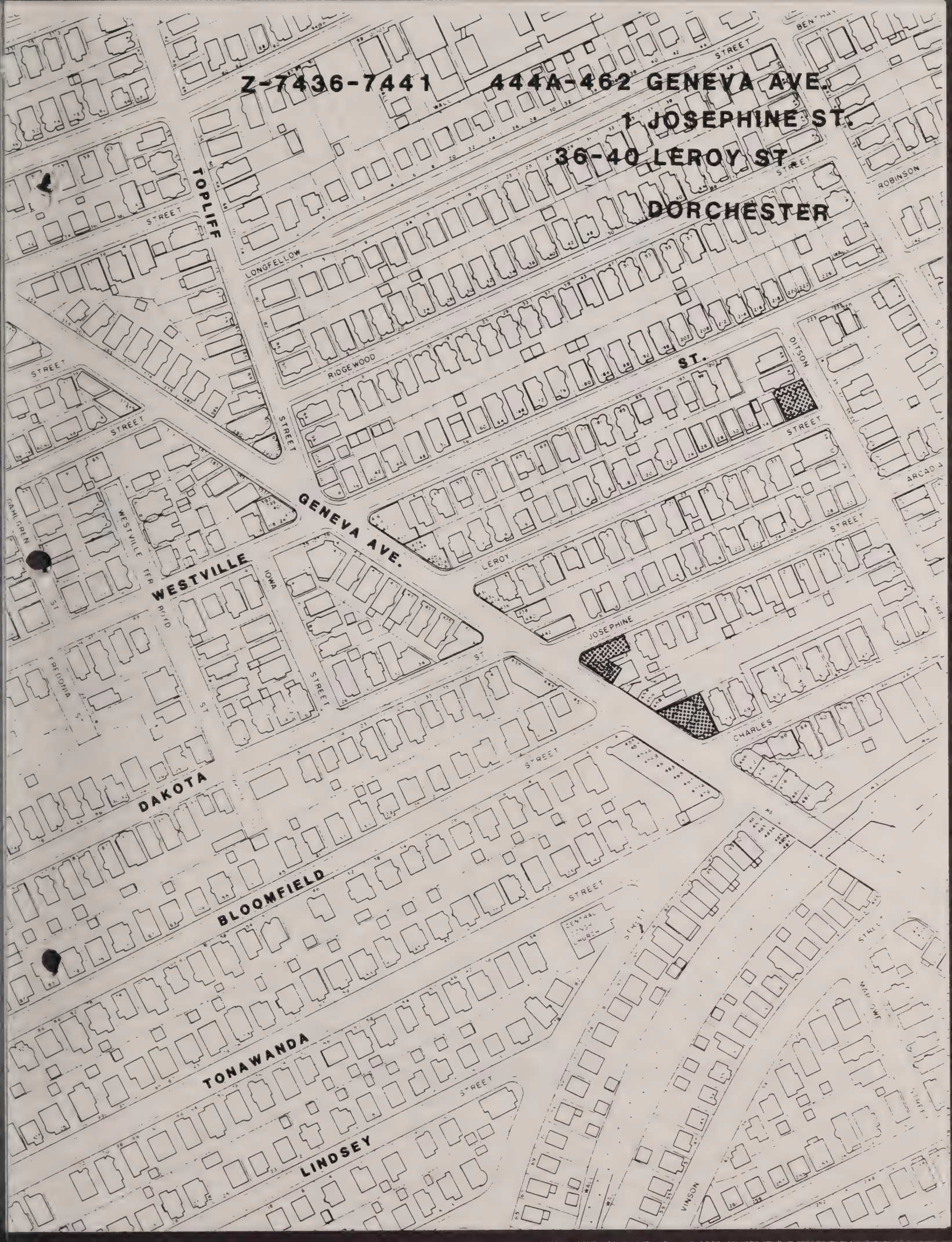
444A-462

GENEVA AVE.

1 JOSEPHINE ST.

36-40 LEROY ST.

DORCHESTER





Z-7436-7441

1396-1400 DORCHESTER AVE. DORCHESTER

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7442
James A. Georges
69 Coolidge Road
Allston

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from two- to three-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Conversion is forbidden use.

Violation(s):

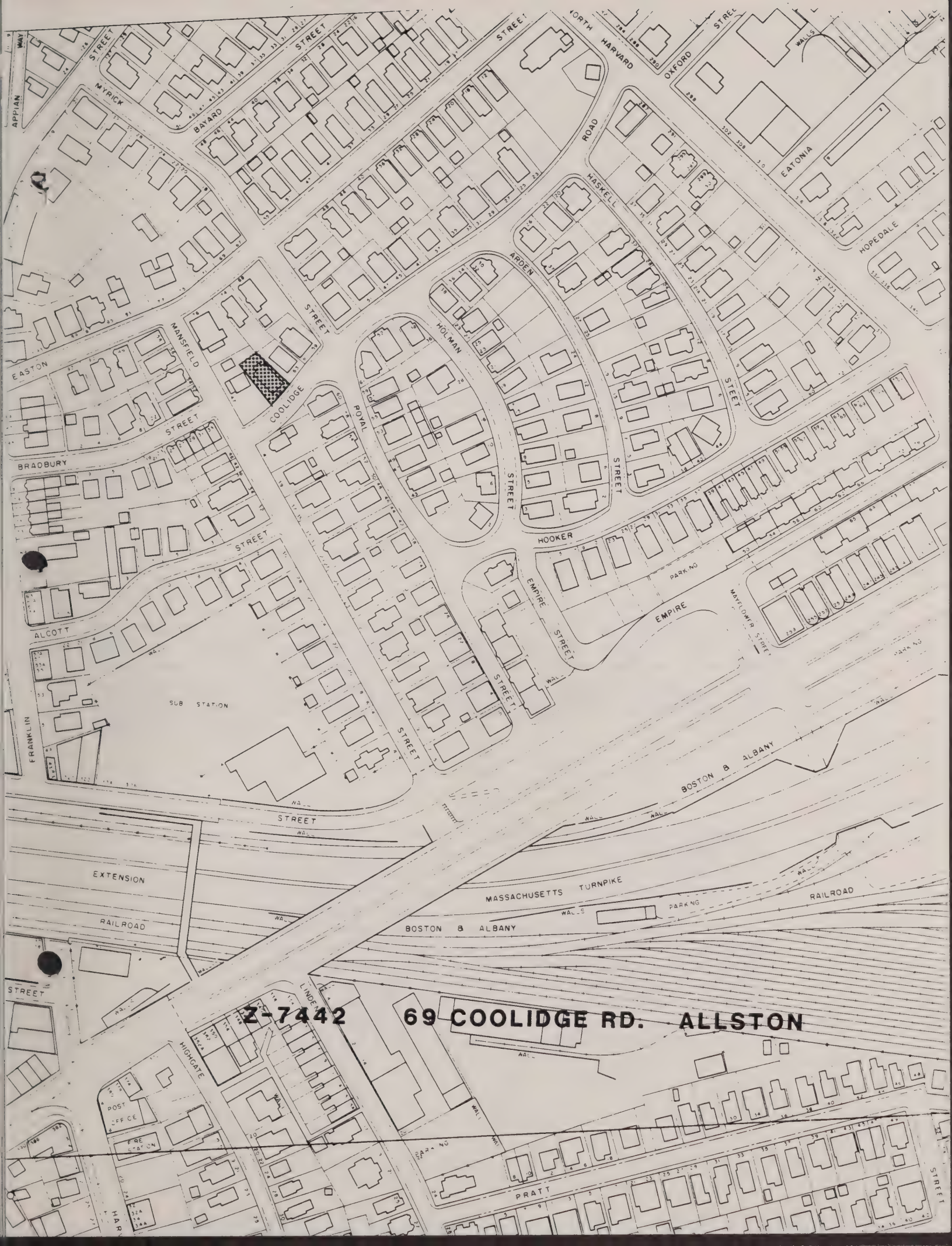
Dwelling converted for more families is forbidden use.

Lot area, width, frontage, open space, and front yard are insufficient.

Floor area ratio and height of building are excessive.

Additional units in this seriously auto-congested neighborhood must be accompanied by off-street parking. Recommend denial without prejudice.

VOTED: In reference to petition Z-7442, James A. Georges, 69 Coolidge Road, Allston, for a forbidden use and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Additional units in this seriously auto-congested neighborhood must be accompanied by off-street parking.



Z-7442

69 COOLIDGE RD. ALLSTON

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7444-7445
Gerard McCarthy
26-30 Highfield Road
Roslindale

Existing
at site: 2½-story structure

Purpose of
petition: Subdivide; change occupancy from two- to three-family
dwelling; erect one-family dwelling.

District(s) Site is in single-family (S-.5) district.
and Uses(s): Three-family dwelling is forbidden in single-family district.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, and frontage are insufficient.

No objection to proposed subdivision and construction of single-family dwelling. However, proposed change of occupancy from two to three families would have an adverse effect on the predominantly one-two-family neighborhood and would create an unwanted precedent. Recommend approval of subdivision and construction of one-family dwelling with proviso and denial of change of occupancy.

VOTED: In reference to petition Z-7444-7445, Gerard McCarthy, 26-30 Highfield Road, Roslindale, for a forbidden use and five variances for change of occupancy from two- to three-family dwelling and erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval of subdivision and construction of one-family dwelling provided plans are submitted to the Authority for design review approval and denial of change of occupancy. Conversion to three-family dwelling would have an adverse effect on the predominantly one-two-family residential neighborhood and would create an unwanted precedent.



Z-7444-7445

26-30 HIGHFIELD ROAD

ROSLINDALE

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7446
Edward Coan
15r Orange Street
Roslindale

Existing
at site: One-story structure

Purpose of
petition: Change occupancy from stable to one-family dwelling.

District(s)
and Uses(s): Site is in residential two-family (R-.5) district.
One-family dwelling is allowed in two-family district.

Violation(s):

Lot area, access to rear building, and front, side, and
rear yards are insufficient.

Barn is located in rear of one-family dwelling. Neighbors are opposed and
have expressed following concerns: parking, fencing, lighting, landscaping.
Recommend denial without prejudice.

VOTED: In reference to petition Z-7446, Edward Coan,
15r Orange Street, Roslindale, for five variances
for change of occupancy from stable to one-family
dwelling in a residential (R-.5) district, the
Boston Redevelopment Authority recommends denial
without prejudice. Neighbors are opposed and
have expressed following concerns: parking,
fencing, lighting, landscaping. Appellant must
meet with abutters to resolve these issues.

ROSLINDALE

Board of Appeal Referrals 1/24/85

Hearing: 1/29/85

Z-7455
71 Westland Limited Partnership
69-71 Westland Avenue
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from 18 to 20 apartments.

District(s)
and Uses(s): Site is in apartment multifamily (H-3) district.
Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Rehabilitation of this deteriorated building under the Boston Housing Partnership low cost housing program will provide affordable residential units in this neighborhood. Strong community support. Recommend approval with proviso.

VOTED: In reference to petition Z-7455, 71 Westland Limited Partnership, 69-71 Westland Avenue, Boston, for a forbidden use and two variances for change of occupancy from 18 to 20 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Rehabilitation of this deteriorated building under the Boston Housing Partnership low cost housing program will provide affordable residential units in this neighborhood.



Z-7455 69-71 WESTLAND AVE. BOSTON

Board of Appeal Referrals 1/24/85

Hearing: 2/5/85

Z-7459-7460
 Kanieff Enterprises, Inc.
 416-420 West Broadway
 South Boston

Existing
 at site: Three-story and one-story structure

Purpose of
 petition: Combine buildings for offices, retail, parking; erect
 additions.

District(s) Site is in general business (B-2) district..
 and Uses(s): Existing uses - furniture store, offices, theatre - are allowed; and
 offices, retail, and parking are allowed, in general business
 district.

Violation(s):

Floor area ratio is excessive.

Rear yard, setback of parapet, off-street parking are insufficient.

Renovation of former West Broadway theatre together with former furniture
 store for office building with supporting retail uses and garage with
 provisions for 43 cars. Four new interior floors will be constructed.
 Development will enhance West Broadway and benefit community, which
 indicates support. Recommend approval with proviso.

VOTED: In reference to petitions Z-7459-6460, Kanieff Enterprises,
 Inc., 416-420 West Broadway, South Boston, for seven
 variances to combine buildings for offices, retail, and
 parking and erect additions in a general business (B-2)
 district, the Boston Redevelopment Authority recommends
 approval with the following proviso: that plans be
 submitted to the Authority for design review approval.
 Office-retail structure will enhance West Broadway and
 benefit community.



BIGELOW
SCHOOL
(EL.)

ALBANIAN
ORTHODOX
CHURCH

U.S. 80
SOUTH BOSTON
STATION

BOYS' CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

CARMELITE
SISTERS

RICK F. GAY
JR. HIGH
SCHOOL

SOUTH BOSTON

Z-7459-7460

416-420 WEST BROADWAY

THOMAS

HILL

PARK

TELEGRAPH

STREET

EAST

MONMOUTH

GATES

MERCER

MARION

STREET

ATLANTIC

PACIFIC

EAST

TELEGRAPH

SOUTH

FOURTH

FIFTH

SIXTH

STREET

STREET

STREET

STREET

STREET

DORCHESTER

OLD
HARBOR

NATIONAL

SILVER

BROADWAY

THIRD

WEST

SECOND

STREET

HENRY

WEST

SILVER

